



Know what's **below**.
Call before you dig.

- NOTES:
1. CONTRACTOR SHALL CALL
FOR UTILITY LOCATE PRIOR TO
DIGGING

VEGETATED CORRIDOR AND
WETLAND AREA OF FANNO CREEK -
THIS CORRIDOR AND WETLAND
AREA SHALL BE ENHANCED FROM
MARGINAL TO GOOD IN
ACCORDANCE WITH THE MARCH 6,
2017 REPORT BY PACIFIC HABITAT
SERVICES. SEE NOTES AND TABLE,
THIS SHEET

A total of 41,622 square feet of VC will be enhanced to good corridor condition, as shown on Figure 4. This will include enhancements within Plant Community A, (currently in marginal corridor condition). Enhancement will occur within the 25 feet closest to the wetland boundary.

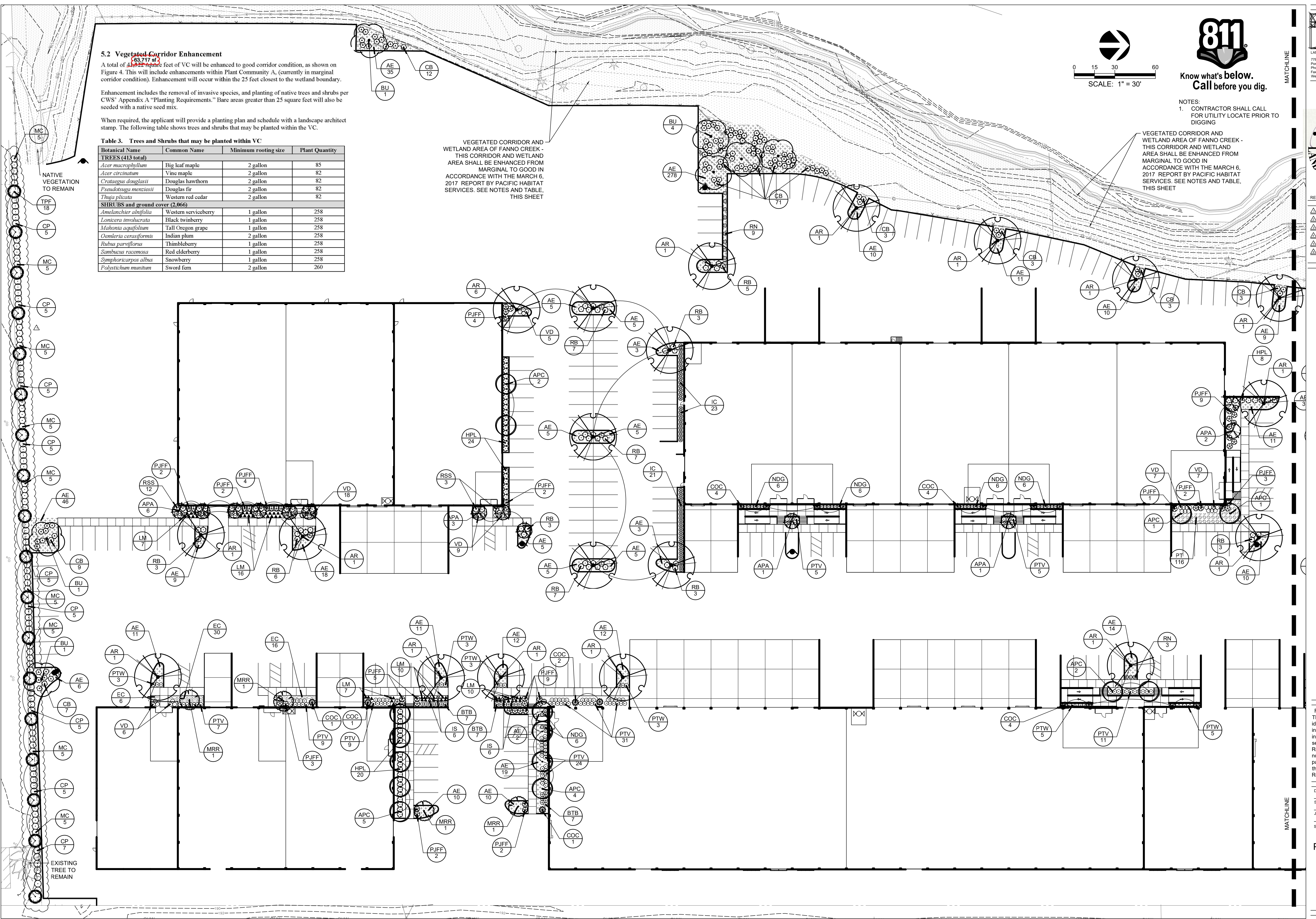
Enhancement includes the removal of invasive species, and planting of native trees and shrubs per CWS' Appendix A "Planting Requirements." Bare areas greater than 25 square feet will also be seeded with a native seed mix.

When required, the applicant will provide a planting plan and schedule with a landscape architect stamp. The following table shows trees and shrubs that may be planted within the VC.

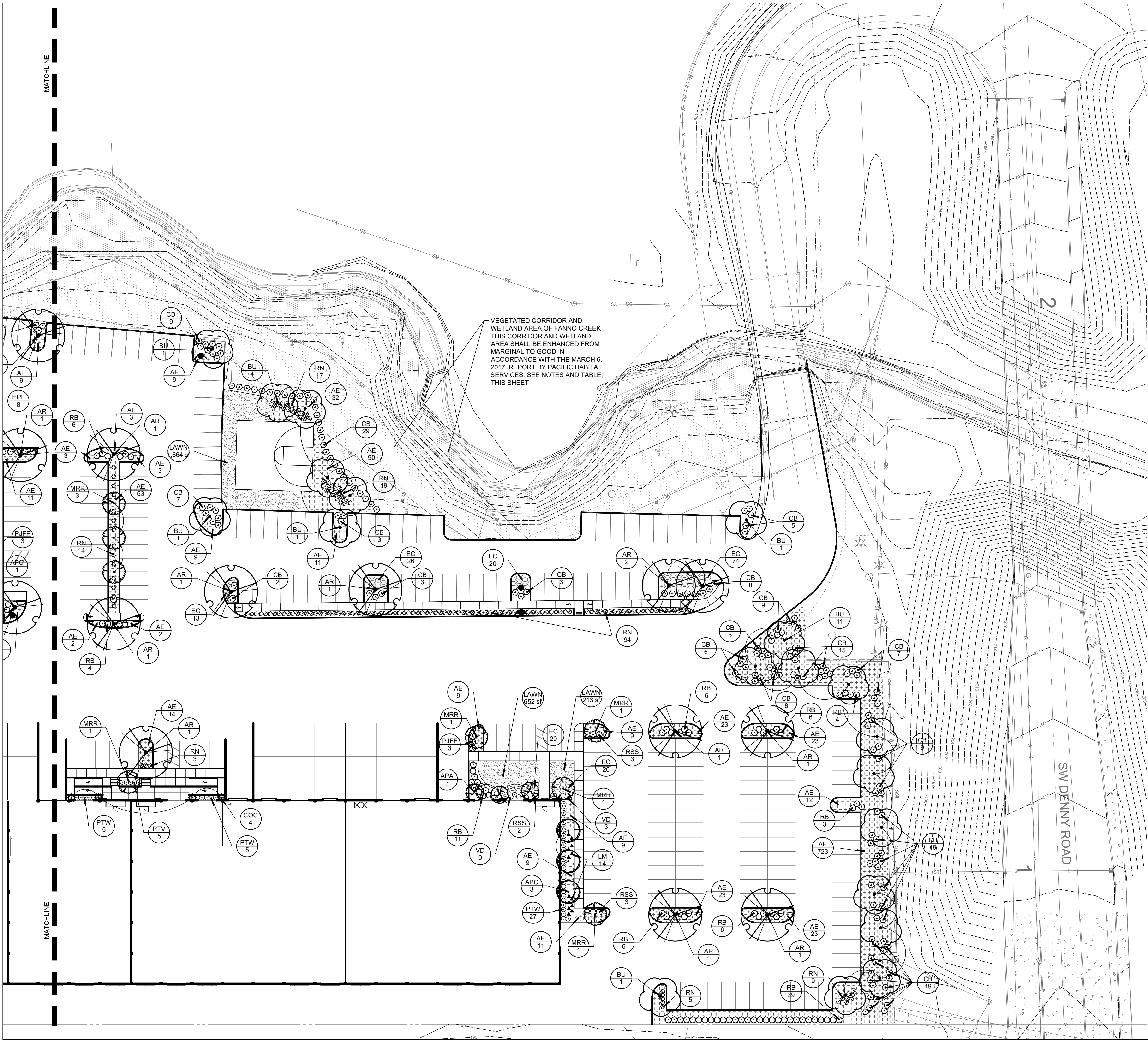
Table 3. Trees and Shrubs that may be planted within VC

Botanical Name	Common Name	Minimum rooting size	Plant Quantity
TREES (413 total)			
<i>Acer macrophyllum</i>	Big leaf maple	2 gallon	85
<i>Acer circinatum</i>	Vine maple	2 gallon	82
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	82
<i>Pseudotsuga menziesii</i>	Douglas fir	2 gallon	82
<i>Thuja plicata</i>	Western red cedar	2 gallon	82
SHRUBS and ground cover (2,066)			
<i>Amelanchier alnifolia</i>	Western serviceberry	1 gallon	258
<i>Lonicera involucrata</i>	Black twinberry	1 gallon	258
<i>Mahonia aquifolium</i>	Tall Oregon grape	1 gallon	258
<i>Oemleria cerasiformis</i>	Indian plum	2 gallon	258
<i>Rubus parviflorus</i>	Thimbleberry	1 gallon	258
<i>Sambucus racemosa</i>	Red elderberry	1 gallon	258
<i>Symphoricarpos albus</i>	Snowberry	1 gallon	258
<i>Polystichum munitum</i>	Sword fern	2 gallon	260

VEGETATED CORRIDOR AND -
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LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
2. STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
3. PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. STREET TREE SUBSTITUTIONS SHALL BE FROM CITY APPROVED LISTS OR SHALL BE APPROVED BY THE LOCAL JURISDICTION.
4. ALL PLANTS SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
5. THE LOWER BRANCHES OF TREES ADJACENT TO ROADS, PARKING AREAS, AND WALKWAYS SHALL BE PRUNED UP TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
6. REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
7. VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
8. COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, WATER METERS, FIRE HYDRANTS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
9. ALL PLANTINGS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM CAPABLE OF MAINTAINING PLANT MATERIAL IN A HEALTHY CONDITION YEAR ROUND.
10. THE CIVIL ENGINEER AND GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/ CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS NECESSARY UNDER DRIVEWAYS, SIDEWALKS, AND PARKING LOTS TO SUPPLY IRRIGATION TO ISOLATED PLANTING BEDS. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER. SLEEVES SHALL BE SHOWN ON CIVIL PLANS AND INSTALLED WITH SITE CONSTRUCTION.
11. REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
12. ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 12 INCHES OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED NATIVE SOIL.
13. TWO INCHES OF BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDING AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUND COVER PLANT.
14. IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
15. THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OUTLINED BY LOCAL CODES. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.

5.2 Vegetated Corridor Enhancement

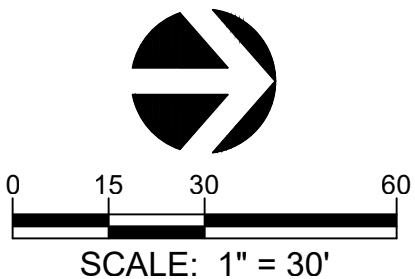
A total of 1,532 square feet of VC will be enhanced to good corridor condition, as shown on Figure 4. This will include enhancements within Plant Community A, (currently in marginal corridor condition). Enhancement will occur within the 25 feet closest to the wetland boundary.

Enhancement includes the removal of invasive species, and planting of native trees and shrubs per CWS' Appendix A "Planting Requirements." Bare areas greater than 25 square feet will also be seeded with a native seed mix.

When required, the applicant will provide a planting plan and schedule with a landscape architect stamp. The following table shows trees and shrubs that may be planted within the VC.

Table 3. Trees and Shrubs that may be planted within VC

Botanical Name	Common Name	Minimum rooting size	Plant Quantity
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REVISIONS:

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DENNEY ROAD COMMERCE CENTER

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

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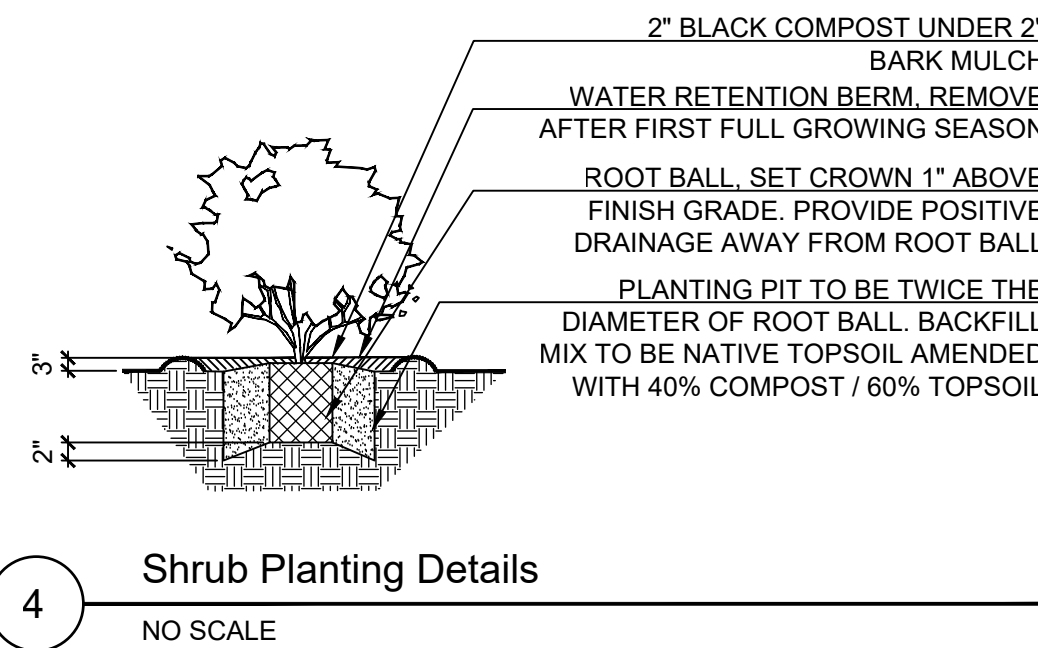
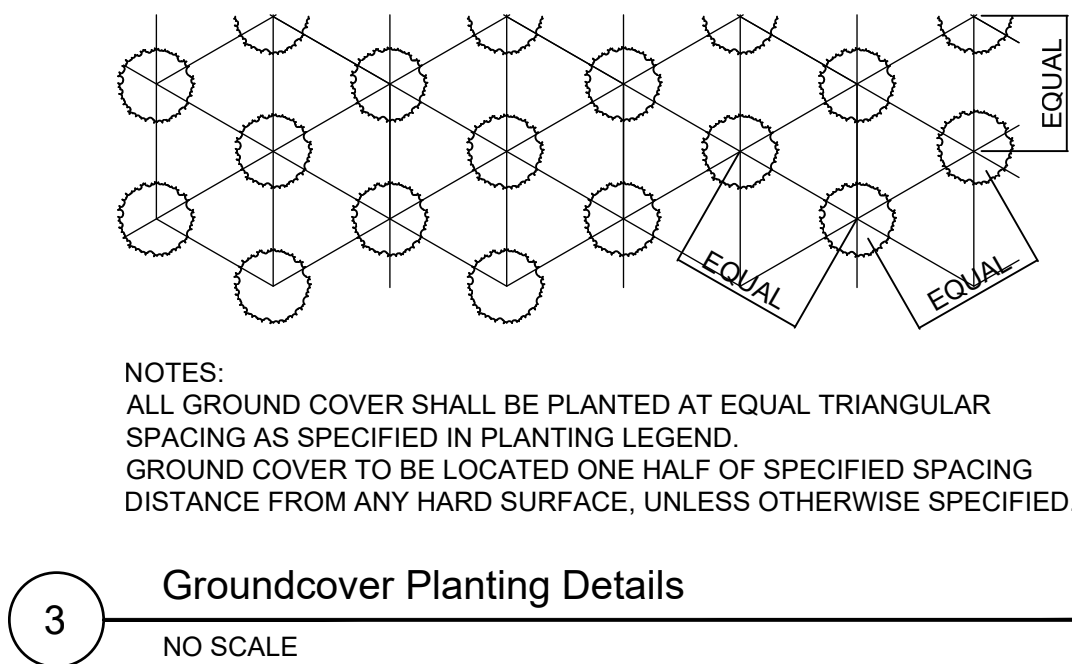
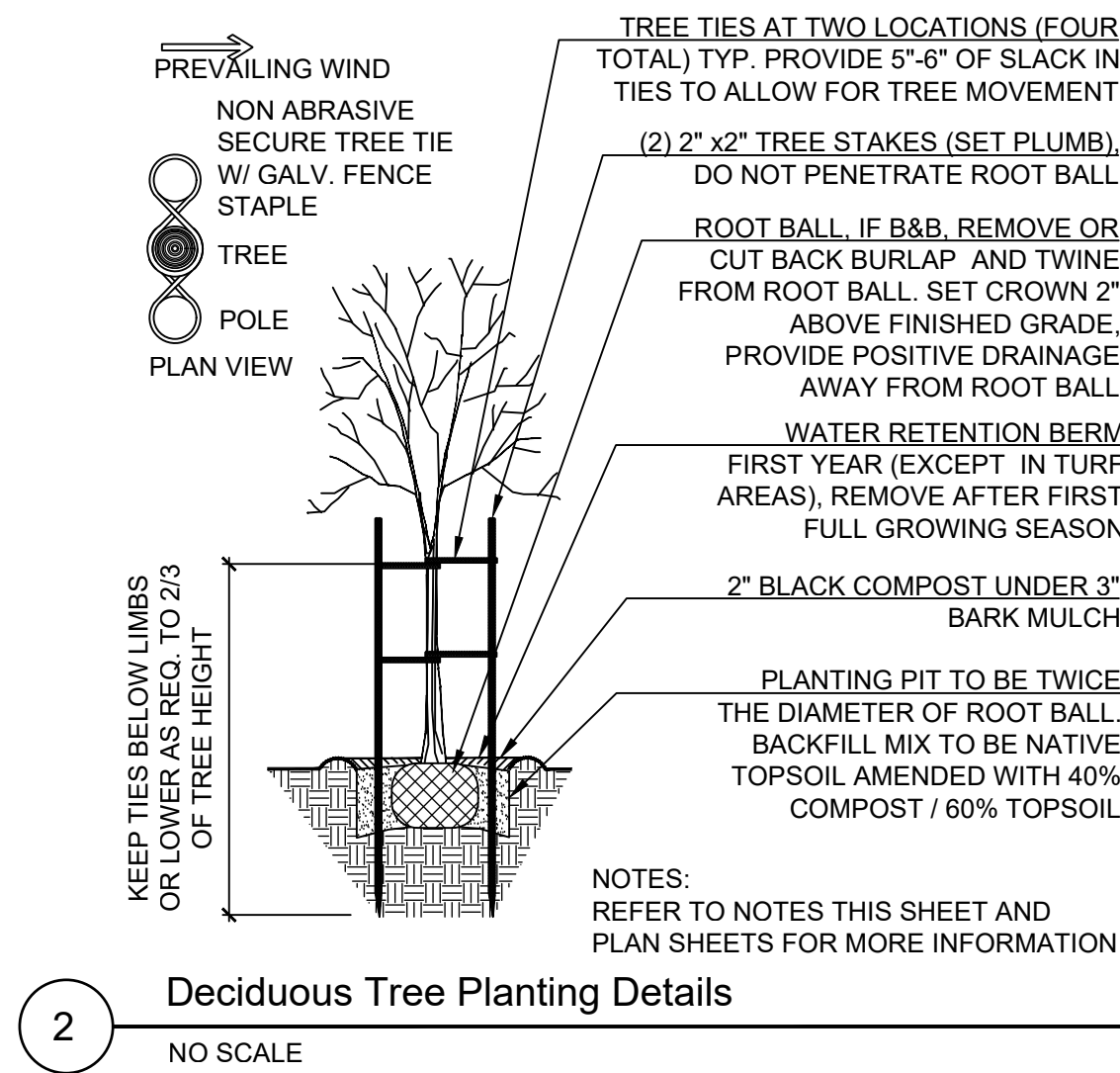
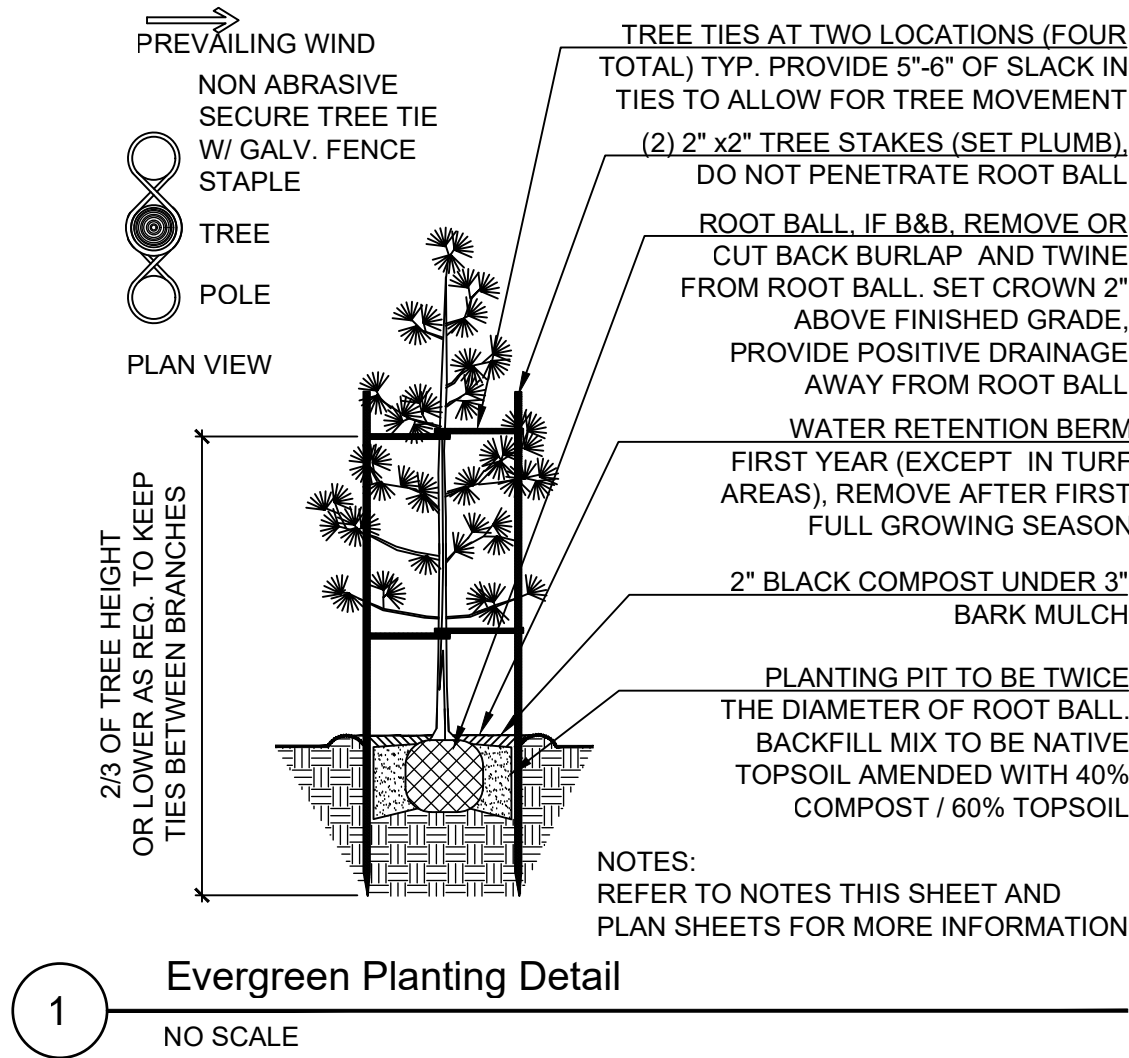
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PLANT SCHEDULE SITE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	APA	Acer palmatum 'Atrorubri' / Dark Red Japanese Maple	15 gal	1.5" cal	as shown	16
	APC	Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	25 gal	2" cal	as shown	18
	AR	Acer rubrum 'Red Sunset' / Red Sunset Maple	25 gal	2" cal	as shown	31
	BU	Betula utilis 'Snow Queen' / Snow Queen Birch	25 gal	2" cal	as shown	27
	COC	Chamaecyparis obtusa 'Compacta' / Compact Hinoki Cypress	7 gal	3'-4'	as shown	21
	MRR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	25 gal	2" cal	as shown	12
	TPF	Thuja plicata 'Fastigiata' / Logan Cedar	B & B	6'-8'	as shown	18
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	BTB	Berberis thunbergii 'Bagatelle' / Bagatelle Red Barberry	2 gal	15"-18"	3' o.c.	21
	CB	Cornus sericea 'Baileyi' / Red Twig Dogwood	2 gal	15"-18"	4' o.c.	277
	CP	Cotoneaster lacteus / Parney Cotoneaster	5 gal	15"-18"	5' o.c.	47
	HPL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	2 gal	15"-18"	4' o.c.	52
	IC	Ilex crenata 'Convexa' / Convex-leaved Japanese Holly	2 gal	15"-18"	3' o.c.	44
	MC	Myrica californica / Pacific Wax Myrtle	5 gal	15"-18"	5' o.c.	45
	NDG	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	3 gal	15"-18"	3' o.c.	30
	PJFF	Pieris japonica 'Forest Flame' / Lily of the Valley Bush	3 gal	15"-18"	4' o.c.	53
	PTV	Pittosporum tobira 'Variegata' / Variegated Mock Orange	3 gal	15"-18"	3' o.c.	106
	PTW	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	3 gal	15"-18"	3' o.c.	59
	RB	Raphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	5 gal	18"-24"	4' o.c.	128
	RSS	Rhododendron x 'Seaview Sunset' / Seaview Sunset Rhododendron	5 gal	18"-24"	4' o.c.	23
	RN	Rosa x 'Flower Carpet Coral' / Rose	3 gal	15"-18"	3' o.c.	173
	VD	Viburnum davidii / David Viburnum	2 gal	12"-15"	3' o.c.	64
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	IS	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal		as shown	12
	LM	Liriope muscari 'Royal Purple' / Royal Purple Liriope	1 gal		as shown	64
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	AE	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	10"-12"	3' o.c.	1,709
	EC	Erica cinerea 'Purple Beauty' / Purple Beauty Heather	1 gal	10"-12"	24" o.c.	231
	PT	Pachysandra terminalis 'Variegata' / Variegated Pachysandra	1 gal		24" o.c.	116
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	LAWN	Turf Sod RTF / Rhizomatous Tall Fescue Sod	sod			2,529 sf





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ROSENFELD
ASSOCIATES

LANDSCAPE ARCHITECTURE & PLANNING
7785 West Stark Street
Portland, Oregon 97229
Phone: (503) 297-4222
Fax: (503) 297-4333
Web: www.rosenfeldassociates.com



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CHARLES S. ROSENFELD
OREGON

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